

\$229,900 - 11320 89 Street, Edmonton

MLS® #E4426661

\$229,900

1 Bedroom, 3.00 Bathroom, 1,399 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

2 STORY HOME IS PRICED FOR A STARTER HOME OWNER or a BUILDER or an INVESTOR. HOME IS PRICED WELL BELOW CITY ASSESSMENT. COMES WITH 3 SUITES OR USE AS A 5 BEDROOM HOME, FOR A BIG FAMILY . ALL THIS AT A SMALL PRICE. POSSIBLE DUPLEX OR MULTI UNITY BUILDING SITE. City of Edmonton Inspected site has 3 suites IS on a 33FT. X 120 foot lot. Suites are fully occupied.

This property is approved and inspected by the Health Department. Zoned (RS)for Multi-Unites Area. Comes WITH Appliances also Newer Furnace and Hot WATER tank and a garage for storage. THERE IS New Duplex construction is on a similar lot, just steps away.

Close to transit, schools, shopping and football Stadium. Long time owner.
CITY-ZONED as- Small Scale Res.(RS)



Built in 1929

Essential Information

MLS® #	E4426661
Price	\$229,900
Bedrooms	1
Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	0.00

Year Built 1929
Type Single Family
Sub-Type Detached Single Family
Style 2 Storey
Status Active

Community Information

Address 11320 89 Street
Area Edmonton
Subdivision Alberta Avenue
City Edmonton
County ALBERTA
Province AB
Postal Code T5B 3T6

Amenities

Amenities See Remarks
Parking Single Garage Detached

Interior

Appliances Dryer, Washer, Refrigerators
Heating Forced Air-1, Natural Gas
Stories 3
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Concrete, Stucco
Exterior Features Back Lane, Flat Site, Fruit
Transportation, Schools, Sho
Lot Description CITY BACK LANE
Roof Asphalt Shingles
Construction Concrete, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed March 18th, 2025
Days on Market 18
Zoning Zone 05



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 9:17am MDT